

Document #4720

3/20/85

BOSTON REDEVELOPMENT AUTHORITY

March 20, 1986

DEVELOPMENT IMPACT PROJECT PLAN
FOR
HARVARD MEDICAL SCHOOL NEW TEACHING FACILITY
on portion of parcel at 230-250 Longwood Avenue, Boston

1. OWNER

President and Fellows of Harvard College, Harvard Medical School, 230/250 Longwood Avenue, Boston, Massachusetts 02115

2. ARCHITECT

Ellenzweig, Moore and Associates, Inc., 1280 Massachusetts Avenue, Cambridge, MA 02138

3. SITE DESCRIPTION

The project site of approximately 57,500 square feet, is a small portion of the larger Harvard Medical School parcel, which is bounded by Longwood Avenue, Huntington Avenue, Shattuck Street and a private service road jointly used by Harvard and Children's Hospital. The project site is located at the northwest corner of the parcel, at the corner of Longwood Avenue and the service road.

4. PROJECT DESCRIPTION

The project is designed to provide adequate modern facilities for the implementation of a new educational curriculum that focuses on small group instruction.

The project will consist of the renovation of existing Building E and the construction of a five story addition on the northwest side of Building E. The project will consist mostly of classrooms, conference rooms, offices and service areas and provide one off-street loading bay and ten off-street parking spaces.

5. DESIGN REVIEW AND DESIGN DOCUMENTS

The project has been approved by the BRA design staff, subject to review and approval of detailed wall sections, exterior building materials and landscape plans. The drawings have been submitted in conformance with the Design Review Procedures. Drawings submitted are listed in Exhibit A.

Boston Redevelopment Auth.
Development Impact Project Plan
for
The Harvard Medical School

6. OPEN SPACES, LANDSCAPING AND EXTERIOR BUILDING MATERIALS

The project will have its main entrance on Longwood Avenue and will feature a landscaped plaza with special attention, in cooperation with MASCO, to the needs of the pedestrians in the area.

The exterior of the building will be of materials and coloring compatible with the existing surrounding buildings. The design is based on the classical facades of the building to be renovated, and features granite and architectural precast concrete.

Materials for open spaces, landscaping and exterior facades will be subject to Boston Redevelopment Authority Design Review Procedures.

7. ESTIMATED CONSTRUCTION SCHEDULE

Construction to begin	December 1985
Construction to be completed	August 1987

8. PROJECTED NUMBER OF EMPLOYEES

During the twenty-one month construction period, the contractor estimates that there will be created 40 construction jobs (on the average), with a peak of 60 jobs at any one time.

The contractor for the construction of the building has agreed to formulate a voluntary Employment Opportunity Plan, which plan will detail the contractor's good faith efforts to assure that 50% of the employment opportunities created in the Project will be made available to Boston residents.

9. DEVELOPMENT IMPACT PROJECT PAYMENT

Harvard will voluntarily enter into a Development Impact Project Agreement with the Boston Redevelopment Authority and the Neighborhood Housing Trust as set forth in Article 26-A of the Boston Zoning Code, and the Neighborhood Jobs Trust as set forth in Article 26-B.

The Applicant may, at its option, satisfy its obligation for the Linkage Payment, in whole or in part, either by the creation of housing units for occupancy exclusively by low- and moderate-income residents of the City of Boston, pursuant to the Housing Creation Option or by payments made in accordance with the Housing Payment Exaction, or by a combination.

Boston Redevelopment Auth.
Development Impact Project Plan
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The total amount of the Linkage Payment, calculated under Articles 26-A and 26-B shall be approximately \$87,000, calculated as follows:*

	26-A	26-B
o Total Project less Mechanical Equipment space	114,500 SF	114,500 SF
o Square foot exemption	-100,000 SF	-100,000 SF
o Total gross square feet for exaction	14,500 SF	14,500 SF
o Exaction rate per square foot	x \$ 5.00	x \$ 1.00
TOTAL EXACTION	\$ 72,500	\$ 14,500

*The precise amount of such payment shall be calculated according to the provisions of the DIP Agreement.

10. ACCESS TO PUBLIC TRANSPORTATION

<u>Transportation</u>	<u>Station</u>	<u>Walk/Minutes</u>
Green Line (Riverside)	Longwood	10
Green Line (Arborway)	Longwood	5
Express Bus West	Longwood & Huntington	5
Bus 47 Central Sq. - City Hospital	300 Longwood	1
Bus 60 Chestnut Hill - Kenmore Square	Longwood & Brookline	3
Bus 65 Brighton - Kenmore Square	Longwood & Brookline	3
Orange Line - (Ruggles, 1986)	Ruggles & Tremont	15

11. OFF STREET PARKING AND LOADING FACILITIES

The project will provide ten off-street parking spaces and one off-street loading bay, as required by the Boston Zoning Code.

12. FLOOR AREA RATIO

The allowable floor area ratio for the Harvard Medical School parcel is 3.0. Approximately 900,000 square feet exist now in buildings on a lot of approximately 500,000 square feet, an F.A.R. of 1.8.

The new facility of 70,000 gross square feet will bring the present F.A.R. to 1.94 (970,000), well within the allowable 3.0.
(500,000)

Boston Redevelopment Auth.
Development Impact Project Plan
for
The Harvard Medical School

13. ZONING VARIANCE REQUIRED

The site is in a H.3 district and Harvard has received from the Zoning Board of Appeals a conditional use permit for use item 16A (Colleges), which is conditional within a H-3 zone district.

14. SCHEMATIC BUILDING AREAS

Lower Level	11,400 SF
First Floor	24,500
Second Floor	35,000
Third Floor	21,000
Fourth Floor	20,000
TOTAL	111,900 SF

15. PARKING REQUIREMENTS

The new Teaching Facility will serve the existing faculty, students and support personnel, and therefore will not increase the parking requirements.

In addition to the parking provided on site, the Harvard Medical School, in cooperation with MASCO and other institutions in the Longwood Medical area, provides three off-site parking facilities with a total capacity of 1,400 cars. These facilities are served by shuttle buses operated from 6 A.M. to 7 P.M., therefore reducing substantially the traffic congestion in the area. In addition, a shuttle bus between the Longwood Medical Area and Harvard Square carries approximately 2,500 riders daily.

When completed, the Project will not alter the present traffic patterns in the area since it will not generate additional traffic. The off-street loading site has been planned in cooperation with Children's Hospital.

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EXHIBIT A

The following drawings, dated February 1, 1986, have been submitted to the BRA design staff:

L-1 Site Plan

A-1.1 Lower Level Plan

1.2 First Floor Plan

1.3 Second Floor Plan

1.4 Third Floor Plan

1.5 Fourth Floor Plan

1.6 Roof Plan

A-2.1 North and South Elevations

2.2 West Elevations

2.3 East Elevations

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DEVELOPMENT IMPACT PROJECT AGREEMENT

FOR

HARVARD MEDICAL SCHOOL NEW TEACHING FACILITY

230 - 250 LONGWOOD AVENUE

WHEREAS, THIS AGREEMENT, dated as of _____, 1986, between the BOSTON REDEVELOPMENT AUTHORITY (the "Authority"), acting in its capacity as the planning board of the City of Boston, and PRESIDENT AND FELLOWS OF HARVARD COLLEGE, a charitable and educational corporation existing under the Constitution and laws of The Commonwealth of Massachusetts, with a business address for purposes of this Agreement c/o Harvard Medical School, 25 Shattuck Street, Boston, Massachusetts, Attention: Dean Nicholas J. Johnson, and its successors and assigns (the "Applicant"); the Authority and Applicant, collectively, shall be referred to herein as "the parties";

WHEREAS, the Applicant proposes to construct a five-story addition to the rear of existing Building E and to rehabilitate and renovate the existing Building E, the project to be accomplished in two phases and to consist mainly of classrooms, offices, and support areas and designed to provide new and renovated centralized teaching facilities for Harvard Medical School (the "Project");

WHEREAS, the Project Site ("Project Site") is located at 230-250 Longwood Avenue, Boston on property owned by Applicant abutting land on Longwood Avenue of Children's Hospital, and the Project will be separated from the adjacent Children's Hospital facility by a jointly used service road;

WHEREAS the Boston Zoning Board of Appeals has issued a decision dated November 26, 1985 (BZC-8117), granting Applicant's request for a Conditional Use for the Project, permitting Applicant to accomplish the Project in two phases;

WHEREAS, the Neighborhood Housing Trust as referred to in Article 26A of the Boston Zoning Code ("Article 26A") has not yet been created; and

WHEREAS, the Neighborhood Jobs Trust as referred to in Article 26B of the Boston Zoning Code ("Article 26B") has been created;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

ARTICLE 1. DEVELOPMENT IMPACT PROJECT PLAN

1.1 **Development Impact Project Plan.** The parties hereby acknowledge that the Applicant submitted to the Authority a Development Impact Project Plan ("DIP Plan") as described by Sections 26A-3 and 26B-3 of the Boston Zoning Code and after a public hearing held on _____, 1986, notice of which

was published in _____
on _____, 1986, the Authority approved the DIP Plan
on _____, 1986. Subject to the provisions of this Agreement, the
Applicant hereby agrees that if Applicant proceeds with the Project, it will do
so in accordance with the DIP Plan.

ARTICLE 2. LINKAGE PAYMENT

2.1 Linkage Payment. The Applicant shall be responsible, in accordance with the terms of this Agreement, for a Development Impact Project Contribution and a Jobs Contribution Grant (collectively "Linkage Payment"), as such terms are defined in Sections 26A-2.3 and 26B-2.3 of the Boston Zoning Code, in the amount as calculated and set forth in 2.4 hereof.

2.2 Development Impact Project Contribution ("DIP Contribution"). The Applicant may, at its option, satisfy its obligation for the DIP Contribution in whole or in part, either by the creation of housing units for occupancy exclusively by low- and moderate-income residents of the City of Boston, as described in 2.2.A hereof, or by payments made in accordance with 2.2.B, or by a combination.

2.2.A Housing Creation Option. If the Applicant elects to create or contribute to the creation of housing units for occupancy exclusively by low- and moderate-income residents of the City of Boston, the Applicant shall submit a proposal in writing to the Authority on or before the Payment Date, as defined in 2.6 hereof and as such date is further defined in the Housing Creation Regulations ("Regulations"), a draft copy of which is attached hereto for convenience of reference. Such proposal, approved in accordance with the Regulations, shall satisfy the provisions of the Housing Creation Option set forth in Section 26A-2.3(a) of the Boston Zoning Code. The proposal shall include a description of the number, location, cost, and design of the housing units.

2.2.B Housing Payment Option. If the Applicant shall elect to make money payments, said payments shall be paid to the Neighborhood Housing Trust, or in the event such a trust has not been created, to the Collector-Treasurer of the City pursuant to Article 26A. The payments shall be made in seven (7) equal annual payments. The first installment of the Housing Payment Option shall be due and payable on the Payment Date, as defined in 2.6 hereof, and subsequent installments shall be due and payable on the following six (6) anniversary dates of the Payment Date.

2.3 Jobs Contribution Grant ("JC Grant"). The Applicant may, at its option, satisfy its JC Grant obligation, in whole or in part, either by

(a) with approval of the Director of the Mayor's Office of Jobs and Community Services, using its JC Grant to create a job training program for workers who will be employed, on a permanent basis, at the Project, pursuant to Section 26B-2.3(c) of the Boston Zoning Code; or

(b) making a money payment equal to the JC Grant to the Neighborhood Jobs Trust described in Sections 26B-2.3(a) and 26B-2.5 of the Boston Zoning Code; or

(c) by a combination.

If the Applicant elects to make a money payment of the JC Grant, the payment shall be made in two equal annual installments and the first shall be due and payable on the Payment Date, as defined in 2.6 hereof, and the last shall be due and payable on the first anniversary of the Payment Date. Pursuant to Section 26B-2.3(b) of the Boston Zoning Code, twenty percent (20%) of the JC Grant whether fulfilled under 2.3(a) or 2.3(b) hereof, shall be reserved for the neighborhood or neighborhoods where or adjacent to where the Project is located, as such neighborhood(s) are defined in the Applicant's DIP Plan, or if not so defined, as are designated by the Authority by letter to the Applicant.

2.4 Calculation of Linkage Payment. The Project will consist of (a) partial rehabilitation to Building E so that Building E will have after renovation a gross floor area of 48,500 square feet, and (b) constructing an addition to Building E so as to increase the gross floor area of Building E by 66,000 square feet, based upon schematic drawings for the Project. The parties hereby acknowledge that the Project will include certain uses enumerated in Table D of Article 26A, and Table E of Article 26B, including Use 16A, i.e., "college or university granting degrees by authority of the Commonwealth of Massachusetts." It is anticipated that the total gross floor area of the Project (114,500) square feet will be devoted to one or more such uses. The total amount of the Linkage Payment, calculated at the rate of \$6.00 per square foot of gross floor area in excess of 100,000 square feet, will approximate a total of EIGHTY-SEVEN THOUSAND (\$87,000) DOLLARS calculated as follows:

Article 26A: DIP Contribution	@ \$5/s.f. X 14,500 s.f. =	\$72,500
Article 26B: JC Grant	@ \$1/s.f. X 14,500 s.f. =	14,500
Total Linkage Payment		<u>\$87,000</u>

The parties acknowledge that the amount of the Linkage Payment is based upon gross floor area as estimated in the DIP Plan. If the gross floor area of the Project, as defined in Section 2-1(21) of the Boston Zoning Code and as certified by the Project Architect (as identified in the DIP Plan) differs from the above stated estimate, this Agreement shall be amended by incorporating a schedule approved by the Director of the Authority adjusting the amount of the Linkage Payment in accordance with Articles 26A and 26B to reflect the change in gross floor area.

2.5 Recalculation. The Authority hereby agrees, subject to the recalculation provisions contained in 2.4 hereof, that any change in the rate of the Linkage Payment as may be adopted hereafter shall not in any way increase the Linkage Payment determined in accordance with Article 2 hereof.

2.6 Payment Date. The Payment Date shall be the date of issuance of the building permit for the second phase of the Project.

2.7 Waiver of Linkage Payment. If a building permit or any other federal, state, or local permit required for the construction and use of the Project (collectively, the "Permits") are not granted for any part of the Project, or if construction of any part of the Project is abandoned prior to the commencement of excavation, foundation, and other subsurface work, or if any of the Permits lapse and are not renewed, or if due to reasons beyond the reasonable control of Applicant, the Project cannot be completed, then the Applicant shall have no

further responsibility for the Linkage Payment with respect to the Project (or portion thereof, as the case may be) and the Applicant shall be relieved of its obligations under this Agreement, and any annual installments of the Linkage Payment theretofore made shall be refunded to the Applicant within forty-five (45) days.

2.8 **Credit towards Linkage Payment.** If the City of Boston should hereafter impose, assess, or levy any excise or tax upon the Project, the proceeds of which are dedicated, in whole or in part, to the establishment of a fund for the purposes substantially the same as the purposes recited in Section 26A-1 or in Section 26B-1 of the Boston Zoning Code, amounts payable hereunder by the Applicant shall be credited against such excise or tax; provided, however, that if such crediting shall not be legally permissible to satisfy payment of such tax or excise, the obligations of the Applicant hereunder shall, to the extent of the amount of such tax or excise, thereupon cease and be of no further force and effect.

ARTICLE 3. RESIDENT CONSTRUCTION EMPLOYMENT PLAN

3.1 **Boston Residents Construction Employment Standards.** The Applicant has submitted a plan, known as a Boston Residents Construction Employment Plan ("Construction Employment Plan"), to the Director, which Construction Employment Plan sets forth in detail the Applicant's plans to ensure that the Applicant's contractor, and those engaged by said contractor for construction of the Project, on a craft-by-craft basis, meet the following Boston Residents Construction Employment Standards: (a) at least 50 percent of the total employee workerhours in each trade shall be by bona fide Boston residents; (b) at least 25 percent of the total employee workerhours in each trade shall be by minorities; and (c) at least 10 percent of the total employee workerhours in each trade shall be by women. The Construction Employment Plan includes provisions for monitoring, compliance, and sanctions. The Construction Employment Plan has been approved by the Authority prior to the execution of this Agreement.

3.2 **Workerhours defined.** For purposes of this Article, the term "workerhours" shall include on-the-job-training and apprenticeship positions.

ARTICLE 4. EMPLOYMENT OPPORTUNITY PLAN

4.1 **Employment Opportunity Plan.** The Applicant shall formulate an Employment Opportunity Plan which plan shall provide for the Applicant's good faith efforts to achieve a goal that 50 percent of the permanent employment opportunities (other than positions to be held by persons holding academic appointments) created by the Project shall be made available to Boston residents, to the extent that the goal can in good faith be achieved without interfering with the Applicant's Affirmative Action Plan, any collective bargaining agreements, or any other employment policies and agreements to which the Applicant is or may be a party. The Applicant shall submit the Employment Opportunity Plan within three months after the execution of this Agreement.

ARTICLE 5. LIABILITY

5.1 Scope of Applicant's Liability. Subject to the provisions contained in 6.5 hereof, the Authority agrees to look solely to the interests from time to time in the Project that are subject to this Agreement more fully described in the DIP Plan for this Project, whether owned by the Applicant or its successors or assigns, as the case may be, for any claim against the Applicant or its successors and assigns arising under this Agreement.

5.2 Personal Liability. Subject to the provisions contained in 6.5 hereof, neither the Applicant nor any fellow, overseer, officer, director, manager, agent, employee, trustee, beneficiary, stockholder, or partner of the Applicant or its successors and assigns shall be personally or individually liable under this Agreement, nor shall it nor they be liable beyond the extent of its or their interest in the Project.

ARTICLE 6. MISCELLANEOUS PROVISIONS

6.1 Amendments; Law to be Applied. If the parties hereto agree hereafter to amend this Agreement, such amendment shall be in writing and executed by the parties hereto. This Agreement shall be governed by the laws of The Commonwealth of Massachusetts, shall set forth the entire agreement between the parties, and may be amended or modified only by a writing signed by all parties. This Agreement is binding and enforceable under contract law upon, and inures to the benefits of, the parties, their successors, assigns, or legal representatives, including, without limitation, the Applicant's successor in title to the Project and the Trust, as successor to the Authority, as and when such Trust shall be established, notwithstanding any subsequent amendment, or repeal of Articles 26A or 26B or court decision having the effect of an amendment or repeal of Articles 26A or 26B.

6.2 Capitalized Terms. The capitalized terms used herein without definition shall have the meanings ascribed in Articles 2, 26A, and 26B of the Boston Zoning Code, unless otherwise provided.

6.3 Indemnification. Subject to Article 5 hereof, the Applicant shall indemnify the City and Authority against any claim or liability incurred by either of them arising from or based upon the failure of Applicant to make Linkage Payments pursuant to this Agreement. The Applicant shall have the right, at its option, to defend any legal proceedings brought against the City or the Authority with regard to any such violations.

6.4 Notice. All notices under this Agreement must be in writing and signed by the party (or the party's attorney) giving same, and mailed or hand delivered to the parties at the following addresses:

Authority: Boston Redevelopment Authority
Director's Office
City Hall Square
Boston, Massachusetts 02201

With copies to:
Boston Redevelopment Authority
Chief General Counsel
City Hall Square
Boston, Massachusetts 02201

Applicant: Harvard Medical School
25 Shattuck Street
Boston, Massachusetts
Attention: Dean Nicholas J. Johnson

With copies to:
Office of the General Counsel
Harvard University
1350 Massachusetts Avenue
Holyoke Center, Suite 980
Cambridge, Massachusetts 02138
Attention: Robert E. McGaw, Jr.

By such notice, either of the parties may notify the other of a change of address which thereafter shall be used by the parties.

6.5 Record Notice of Agreement. The Applicant shall record at the Suffolk County Registry of Deeds (or the Suffolk County Registry District of the Land Court, in the case of registered land) a statutory notice of this Agreement. Applicant's failure to record notice of the Agreement within 30 days after the execution of this Agreement shall render ineffective the provisions contained in Article 5 hereof (limiting Applicant's liability), unless said notice includes an extension of time by the Authority of the deadline for recording such notice. The Authority agrees to execute the notice and to furnish such evidence of authority so to execute said notice as Applicant may reasonably request.

6.6 Satisfaction of Development Impact Project Requirements. The Authority hereby acknowledges that by executing this Agreement, Applicant has satisfied the requirements of Sections 26A-3.2 and 26B-3.1 of the Boston Zoning Code insofar as satisfaction of the requirements of those Sections is a precondition to the granting, allowing, or adopting of a variance, conditional use permit, exception, or zoning map or text amendment with respect to the Applicant's development of the Project Site.

6.7 Titles. The captions of this Agreement, its Articles and sections throughout this document are intended solely to facilitate reading and referencing its provisions. Such captions shall not affect the meaning or interpretation of this Agreement.

6.8 Notice of Transfer. If the Applicant transfers title to the Project, Applicant agrees to notify the Authority as to the name and address of the transferee, but failure to give such notice shall not affect in any way the validity, enforceability, or recording of this Agreement or such transfer.

6.9 **Term of this Agreement.** This Agreement shall terminate as follows: Article 3 shall terminate upon issuance of the Certificate of Occupancy. The remainder of this Agreement shall terminate upon payment of the final Linkage Payment.

Approved as to Form

BOSTON REDEVELOPMENT AUTHORITY

Assistant Development Counsel

By: Stephen Coyle, Director

PRESIDENT AND FELLOWS OF HARVARD COLLEGE

By: _____

By: _____

MEMORANDUM

March 20, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LARRY KOFF, INSTITUTIONAL PLANNING COORDINATOR
LINDA BOURQUE, DIRECTOR OF ZONING

SUBJECT: DEVELOPMENT IMPACT PROJECT PLAN AND DEVELOPMENT
IMPACT PROJECT AGREEMENT FOR THE RENOVATION AND
EXPANSION OF BUILDING E, HARVARD MEDICAL SCHOOL

Harvard University has proposed to establish a new teaching center through the renovation and expansion of Building E located on the Medical School campus at Longwood Avenue/Avenue Louis Pasteur in the Fenway.

The total project consists of 114,500 sq. ft. and is being undertaken in two phases. Phase I is an estimated 94,000 sq. ft. comprising 66,000 sq. ft. of new construction and 28,000 sq. ft. of renovation in the existing Building E. Phase II will involve the remaining 20,500 sq. ft. of renovation in Building E.

On November 21, 1985 the Authority recommended approval of this project to the Board of Appeal with the understanding that the project would be undertaken in two phases and that prior to initiating the second phase the BRA would hold a hearing on the Development Impact Project Plan (linkage). BRA approval of the DIP plan and the execution of the DIP agreement would be sufficient to fulfill the proviso in the Board of Appeal decision relating to Phase II so that Phase II can thereupon commence.

On November 26th the Board of Appeal heard the petition of Harvard University and approved the University's plans for the renovation and expansion of the Building E. Work is proceeding on Phase I.

The project has been discussed with the neighborhood, most recently at a public hearing held on February 19th to review the formation of an area-wide traffic and parking Advisory Committee; there was no opposition. Furthermore, the Board of Appeal petition for this project was supported by the neighborhood, the Authority and the Board of Appeal. The project has undergone design review by the staff.

Because of the total size of this project, it is subject to a Development Impact Project Contribution and Jobs Contribution Grant and to approval of the plans by the Authority after public notice and hearing.

During the twenty-one month construction period, an average of 40 jobs will be created. The completed project will not add any new students or employees as the additional space is to be created to serve the same size teaching program in a more contemporary facility.

Harvard Medical School will submit a Residents Construction Employment Plan, which shall ensure that of the construction employment opportunities created in the project, 50% will be made available to Boston residents, 25% to minorities and 10% to women. Harvard has also agreed to formulate an Employment Opportunity Plan which will describe the developer's good faith efforts to achieve a goal that 50% of employment opportunities created by the project will be made available to Boston residents. This plan will be submitted for the Authority's approval no later than one year from the execution of the Development Impact Project Agreement.

The Development Impact Project Agreement provides for linkage payments of approximately \$72,500 to be paid by the Harvard Medical School to the Neighborhood Housing Trust for development of low and moderate income housing in the city and of approximately \$14,500 to be paid as a Jobs Contribution Grant to the Neighborhood Jobs Trust.

We, therefore, recommend that the Authority approve the attached Development Impact Project Plan for Building E, Harvard Medical School Teaching Facility, 230-250 Longwood Avenue, Boston.

Appropriate votes follow:

VOTED: That in connection with the Development Impact Project Plan for Building E, 230-250 Longwood Avenue, Boston, presented at a public hearing duly held at the offices of the Authority on March 20, 1986, and after consideration of the evidence presented at that hearing, the Boston Redevelopment Authority finds that said Plan (1) conforms to the general plan for the City of Boston as a whole; (2) contains nothing that will be injurious to the neighborhood or otherwise detrimental to the public welfare; and (3) does adequately and sufficiently satisfy all other criteria and specifications for a Development Impact Project Plan as set forth in Articles 26A and 26B of the Boston Zoning Code as amended; and further

VOTED: That pursuant to the provisions of Article 26A and 26B of the Boston Zoning Code as amended, the Boston Redevelopment Authority hereby approves the Development Impact Project Plan for Building E, 230-250 Longwood Avenue, Boston. Said Development Plan is embodied in a written document entitled "Development Impact Project Plan for Harvard Medical School New Teaching Facility on portion of parcel at 230-250 Longwood Avenue, Boston" and in design drawings listed in Exhibit A of said document; said document and plans shall be on file in the office of the Director of Zoning of the Authority; and further

VOTED: That the Authority hereby authorizes the Director to execute, in the name and on behalf of the Authority and as an escrow agent for the Neighborhood Housing Trust, and the Neighborhood Jobs Trust, a Development Impact Project Agreement with the Harvard Medical School and to certify, in the name of the Authority, that plans submitted to the Building Commissioner in connection with said project are in conformity with said Development Impact Project Plan and that the developer has entered into an Agreement with the Authority to be responsible for linkage payments.

HARVARD MEDICAL SCHOOL

PROPOSED TEACHING FACILITY

FACT SHEET FOR DEVELOPMENT IMPACT PROJECT PLAN

OWNER

President and Fellows of Harvard College,
Cambridge, Massachusetts 02138

ARCHITECT

Ellenzweig and Moore, Associates, Inc.
Cambridge, Massachusetts 02138

SITE DESCRIPTION

The project site is a small portion of the larger Harvard Medical School parcel, which is bounded by Longwood Avenue, Huntington Avenue, Shattuck Street and a private service road jointly used by Harvard and Children's Hospital. The project site is located at the northwest corner of the parcel, at the corner of Longwood Avenue and the service road.

PROJECT DESCRIPTION

The project consists of the renovation of existing Building E and the construction of a five story addition on the northwest side of Building E. The project will consist of classrooms, conference rooms, administrative and support areas and provide one off-street loading bay and ten off-street parking spaces.

ESTIMATED CONSTRUCTION TIME

Construction began in December 1985 and will be completed in August 1987. Completion date is dictated by the academic calendar.

PROJECTED NUMBER OF EMPLOYEES

During the twenty-one month construction period, the contractor estimates that there will be created 40 construction jobs (on the average), with a peak of 60 jobs at any one time.

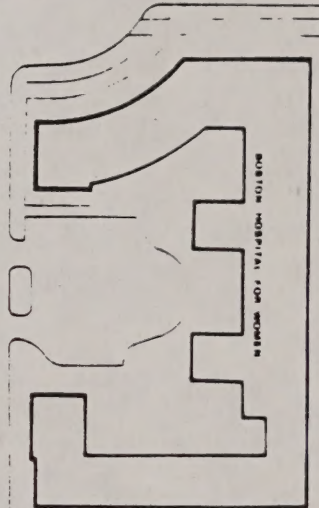
DEVELOPMENT IMPACT PROJECT AGREEMENT

Harvard will voluntarily enter into a Development Impact Project Agreement with the Boston Redevelopment Authority, the Neighborhood Housing Trust as set forth in Article 26-A of the Boston Zoning Code, and the Neighborhood Jobs Trust as set forth in Article 26-B. The Linkage Payment, under the terms of the agreement, will be approximately eighty-seven thousand dollars.

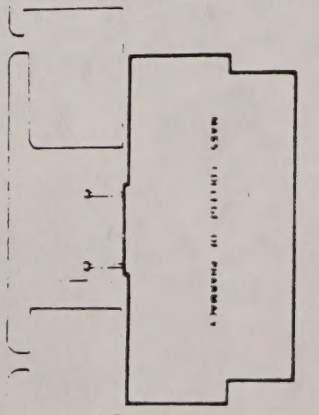


Vanderbilt Hall

AVENUE LOUIS PASTEUR

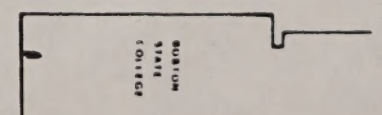


BOSTON HOSPITAL FOR WOMEN



MASS INSTITUTE OF PHARMACY

PALACE ROAD



BOSTON STATE COLLEGE

LONGWOOD AVENUE

Addition

CHILDREN'S HOSPITAL MEDICAL CENTER

Renovation

SHATTUCK STREET

PRISM 3171 BRIDHAM

HUNTINGTON AVENUE

HARVARD MEDICAL SCHOOL
PROPOSED TEACHING FACILITY